BARTON MEADOWS THORVERTON

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Prestigious homes in a village setting.

A collection of cottage-style 3 and 4 bedroom homes in the highly regarded village of Thorverton, backing on to the glorious Devon countryside.

Barton Meadows has been considerately designed to appeal to even the most discerning buyer with a blend of traditional and contemporary facades. With spacious, modern interiors boasting premier specifications, Barton Meadows provides a wonderful opportunity to put your own stamp on a brand new home in a thriving community.









Thorverton

A particularly attractive and sought after village situated in the glorious Exe Valley.

The village itself is well served by a range of local amenities, including 2 well regarded pubs, a church, a primary school, a convenience store and an excellent farm shop, whilst there are a wealth of clubs and events regularly taking place. The Cathedral City of Exeter is easily accessible by both car and bus and host many leading department stores, together with an excellent range of specialist independent shops, cinemas, theatres, museums and festivals.

The market town of Tiverton lies approximately 8 miles to the north and possesses a full selection of local amenities, including golf course, leisure centre, hospital, supermarkets, shops, restaurants, a cinema as well as primary and secondary education. Providing good access to the M5 motorway (junction 27), whilst Tiverton Parkway is also on this junction and provides a direct rail link to London Paddington and Exeter Airport (11 miles) links Exeter to many UK and European Cities.

The National Parks of Exmoor and Dartmoor respectively are within easy reach, providing many opportunities for walking, riding and fishing.

Westhaven Homes

"Our attention to detail and quality during construction, compliment our principles to produce your dream home."

Based at Sampford Peverell, Devon, Westhaven Homes Ltd was established in April 2008. We are a company dedicated to developing a unique collection of bespoke, individually designed family homes reflecting both a traditional and contemporary feel in the rural green beautiful landscape which the West Country is famous for. Our development locations are handpicked to ensure our properties work perfectly in their environment and reflect our beautiful countryside. They boast spacious modern interiors using premier specifications throughout. We pride ourselves on using the highest quality materials and professional craftsmanship to provide your dream home.

Our team at Westhaven Homes works closely with you to ensure buying your new home is an exciting and personal experience. Your home will be finished to an exceptional standard, and with our innovative design options we want you to be able to put your own personal touch to your home, making it truly yours. A Westhaven Home is a prestigious home built for today's living that you will know is special before you even walk through the front door.

Working in partnership with Homerestyler.

Highly experienced, Exeter based interior designer Katey Korzenietz offers distinctive interior design services with a personalised, stylish vibe. Her inspired, bespoke and affordable services give clients an edge to their home interiors, that is individual, stylish and accessible.

Whether you are simply looking for advice with choosing curtain fabrics, flooring and kitchen and bathroom finishes or would like help decorating and furnishing your entire new house, Katey can work with you to create a bespoke and beautifully designed home that suits you and your lifestyle.

For more information and to arrange your free initial consultation please get in touch with Katey:

t: 07799712338 | e: katey@homerestyler.co.uk www.homerestyler.co.uk





Images shown are of a previous Westhaven Homes development and are indicative of the standard of specification only.

Specification

"Even our standard specification is exceptional."

Underfloor heating, Siemens or Neff integrated appliances, oak stairs & doors, plus we want you to be able to choose your preferred kitchen unit, work top colours, floor & wall tiles as well as carpets. However, we also appreciate and understand, that as an individual you will want to personalise your new home, and our team will be delighted to work with you to achieve this.

Providing you let us know in time, you will also be able to upgrade the furnishings, appliances, fixtures, fittings and much more, so that it could all be fitted and waiting for you when you move in.

Kitchen

- Bespoke designed high quality kitchens by Mayflower with choice of colour options
- Choice of Silestone (9 12 only) or post-formed work top with upstands
- Siemens or Neff eye-level stainless steel oven
- Siemens or Neff induction or gas hob
- Siemens or Neff stainless steel built in microwave (Not to plots 5, 6 & 13)
- Siemens or Neff Integrated fridge freezer
- Siemens or Neff Integrated dishwasher
- Elica cooker hood extractor
- Floor tiling by Porcelanosa
- Stainless steel bowl and a half kitchen sink with feature mixer tap



Bathrooms

- Strikingly designed contemporary bathroom suites by Mayflower
- Back-to- wall Duravit WC with hidden cistern and soft close seats
- Contemporary deep Duravit bath set in tile surround with concealed bath filler/overflow and wall mounted filler valves
- Low rise shower trays in en suites with luxury enclosures and multi function shower heads
- Stylish Hansgrohe taps
- Half height tiling to bathrooms, cloakrooms and en suites and fully tiled floors by Porcelanosa
- Choice of colours and sizes of tiles from standard range

- Recessed white down lighters to WC, bathroom and en suite
- Luxury chrome heated towel rails

Interior

- Full gas central heating with underfloor heating on the ground floor and thermostatic, radiators on the first floor
- Exceptional quality oak finished internal doors with chrome handles
- Fitted carpets throughout except where floor tiles provided
- Extensive low energy and LED lighting arrangements throughout
- Free consultation by highly experienced, Exeter based interior designer Katey Korzenietz offering distinctive interior design services with a personalised, stylish vibe

External

- Traditional timber finished front door
- Rear outside tap and light
- External front PIR light
- Rear garden gates and access doors included where shown on site plan
- Landscaped gardens with turf and/or shrubs to the fronts and rear where applicable and merging with existing mature landscape
- Electric remote controlled garage doors with two radio remote controls for in car use. Power socket and light to garage
- 10 year home warranty

Upgrade Options.

• We will endeavour to accommodate any additional upgrade option requested and work with our customers to personalise their home





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Westhaven Homes will endeavour to provide accurate and reliable specification details in order to provide purchasers with a valid representation of our finished product. However, during the construction process various alterations to the specification may occur or become necessary to enable improvements. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions relating to the property they are purchasing. Elevation details may differ slightly over the same house type from plot to plot. Customers should ensure they are aware of the detail and finish being provided to a specific plot before committing to a purchase.

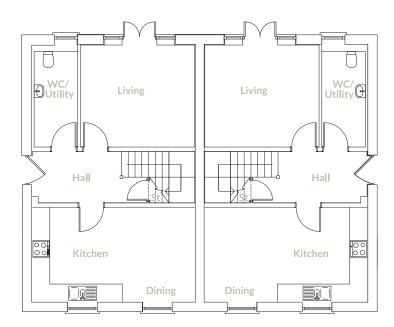


The Primrose 586

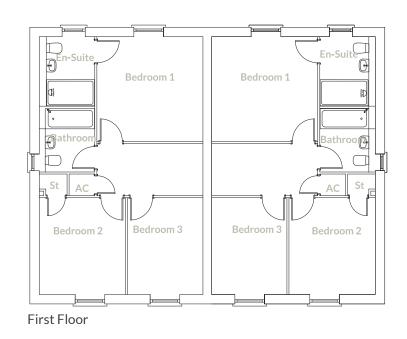
A three bedroom semi detached home with en-suite, garage and parking

Room	(m)	(ft)
Kitchen/dining	3.30 x 5.65	10'9 x 18'6
Living	3.58 x 3.98	11'8 x 13'6
Bed 1	3.61 x 3.66	11'10 x 12'0
Bed 2	3.34 x 2.98	10'11 x 9'9
Bed 3	3.34 x 2.60	10'11 x 8'6







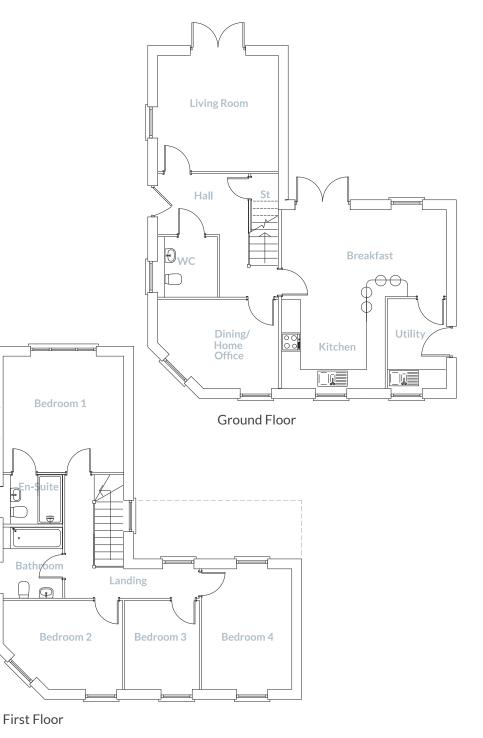


The Bluebell 768

A four bedroom detached home with en-suite, garage and parking

Room	(m)	(ft)
Kitchen	2.94 x 3.41	9'7 x 11'2
Breakfast room	2.85 x 5.41	9'4 x 17'9
Dining/home office	3.95 (max) x 2.94 (max)	12'11 (max) x 9'7 (max)
Living	3.81 x 3.95	12'6 x 12'11
Utility	2.94 x 1.93	9'7 x 6'3
Bed 1	3.81 x 3.95	12'6 x 12'11
Bed 2	2.92 (max) x 3.95 (max)	9'6 (max) x 12'7 (max)
Bed 3	2.92 x 2.45	9'6 x 8'0
Bed 4	3.95 x 2.96	12'12 x 9'9





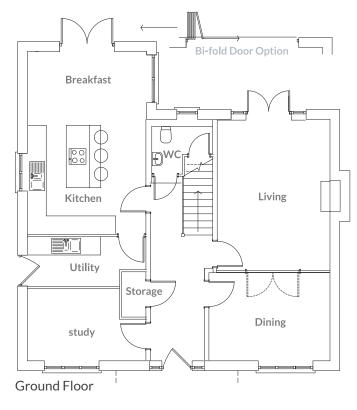
* Home 7 includes a single garage. Home 8 includes a double garage. CGI shows home 7. Home 8 is the same house style but detail may vary. Please speak to the negotiator for further information.

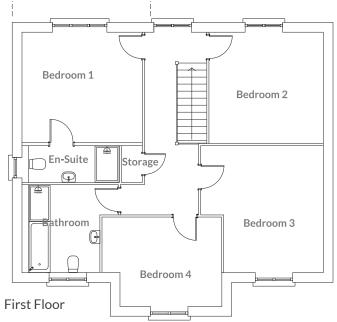
The Foxglove,

A four bedroom detached home with en-suite, study, double garage and parking

Room	(m)	(ft)
Kitchen/breakfast	6.06 x 3.95	19'10 x 12'11
Utility	1.65 (max) x 3.95 (max)	5'5 (max) x 12'11 (max)
Dining	2.93 x 4.04	9'7 x 13'3
Living	5.00 x 3.76	16'4 x 12'4
Study	2.40 (max) x 3.95 (max)	7'10 (max) x 12'11 (max)
Bed 1	4.00 x 4.00	13'1 x 13'1
Bed 2	4.03 x 3.80	13'2 x 12'5
Bed 3	4.23 (max) x 3.95 (max)	13'10 (max) x 12'11 (max)
Bed 4	2.97 (max) x 3.98 (max)	9'8 (max) x 13'0 (max)







The Daisy 10

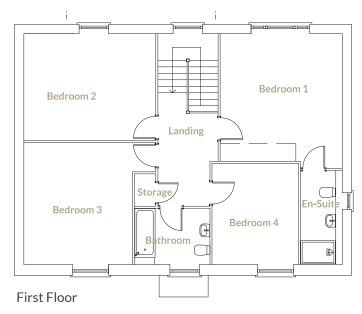
A four bedroom detached home with en-suite, study, family room, double garage and parking

Room	(m)	(ft)
Kitchen	3.64 x 4.53	11'11 × 14'10
Utility	1.80 (max) x 4.53 (max)	5'10 (max) x 14'3 (max)
Living	4.38 x 4.23	14'5 x 13'10
Dining	3.51 x 4.52	11'6 x 14'9
Family	4.50 × 3.05	14'0 × 10'0
Study	2.42 (max) x 4.53 (max)	7'11 (max) x 14'10 (max)
Bed 1	4.67 (max) x 4.23	15'3 (max) x 13'10
Bed 2	3.70 x 4.58	12'1 x 15'0
Bed 3	3.77 x 4.23	12'4 x 13'10
Bed 4	3.51 x 2.99	11'6 x 9'9







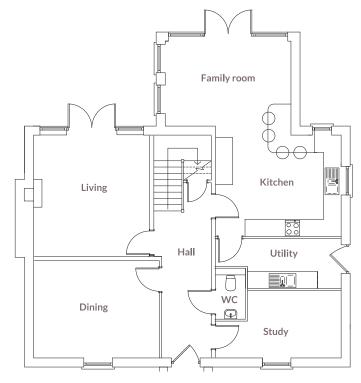


The Poppy 11

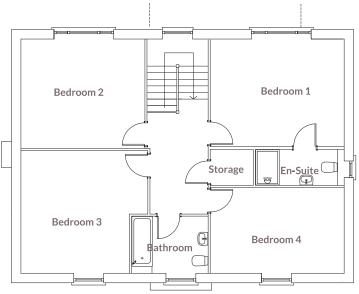
A four bedroom detached home with en-suite, study, family room, double garage and parking

Room	(m)	(ft)
Kitchen	3.45 x 4.53	11'4 x 14'10
Utility	1.7 (max) x 4.54 (max)	5'6 (max) x 14'11 (max)
Family	3.05 x 4.50	10'0 x 14'0
Living	4.39 x 4.19	14'4 x 13'8
Dining	3.51 x 4.52	11'6 x 14'9
Study	2.42 (max) x 4.54 (max)	7'11 (max) x 14'11 (max)
Bed 1	3.67 x 4.58	12'0 x 15'0
Bed 2	3.67 x 4.23	12'0 x 13'10
Bed 3	4.20 (max) x 4.33 (max)	13'9 (max) x 12'2 (max)
Bed 4	2.93 x 4.58	9'7 x 15'0





Ground Floor



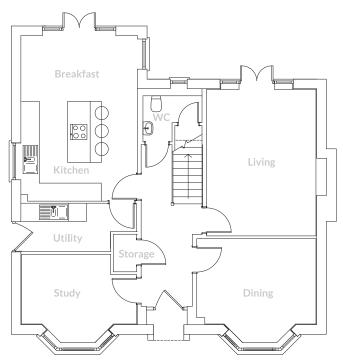


The Cornflower 12

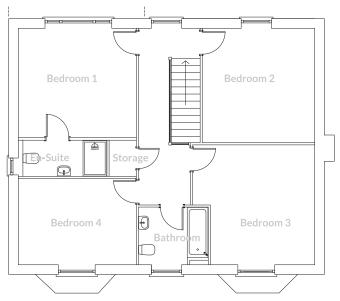
A four bedroom detached home with en-suite, study, double garage and parking

Room	(m)	(ft)
Kitchen + breakfast area	5.61 x 3.95	16'5 x 12'11
Utility	1.65 (max) x 3.95 (max)	5'5 (max) x 12'5 (max)
Living	5.0 x 3.76	16'5 x 7'8
Dining	2.40 x 4.09	9'7 x 13'5
Study	2.40 (max) x 3.95 (max)	7'10 (max) x 12'11 (max)
Bed 1	3.71 x 3.99	12'2 x 13'1
Bed 2	3.87 x 3.81	12'8 x 12'6
Bed 3	4.06 (max) x 4.13 (max)	13'4 (max) x 13'7 (max)
Bed 4	2.92 x 3.99	9'6 x 13'1





Ground Floor



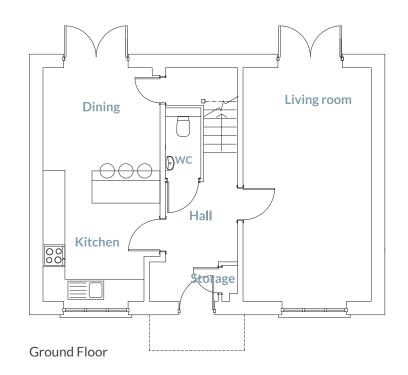
First Floor

The Clover 13

A three bedroom detached home with en-suite and two parking spaces

Room	(m)	(ft)
Open Plan Kitchen/Diner	6.43 (max) x 3.25 (max)	21'1 (max) x 10'7 (max)
Living Room	6.43 x 3.55	21'1 x 11'7
Bed 1	4.27 x 3.29	14' x 10'9
Bed 2	3.20 x 3.60	10'5 x 11'9
Bed 3	3.16 x 3.24	10'4 x 10'7





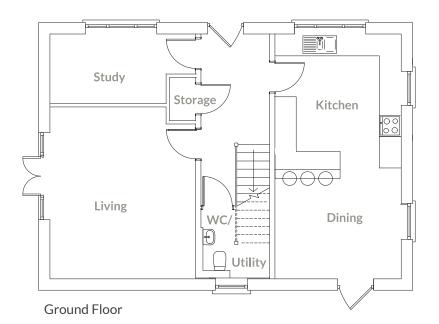


The Lupine 14

A four bedroom detached home with en-suite, study, double garage and parking

Room	(m)	(ft)
Kitchen/Dining	6.99 x 3.95	22'11 x 12'11
Living	4.92 (max) x 4.18 (max)	16'1 (max) x 13'8 (max)
Study	2.00 (max) x 4.19 (max)	6'6 (max) x 13'8 (max)
Bed 1	4.40 x 3.43	14'5 x 11'3
Bed 2	2.42 x 2.79	8'3 x 9'2
Bed 3	3.42 x 3.67	11'3 x 12'0
Bed 4	3.50 x 3.67	11'5 x 12'0

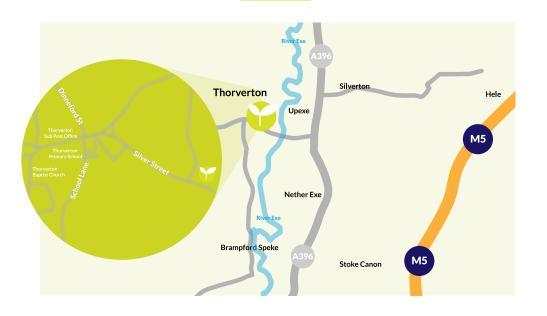






First Floor





Directions

SAT NAV POSTCODE: EX5 5LT

From the Paris Street roundabout in the centre of Exeter, take the exit for Western Way (B3212) past the Jurys Inn Hotel on your right. At the traffic lights continue straight and at the roundabout take the 2nd exit on to Old Tiverton Road.

At the next roundabout continue straight over on to Stoke Hill. Continue to the end of this road and turn right at the end on to Stoke Hill (A396). Continue through Stoke Canon and Rewe. About a mile after you leave Rewe, turn left at the Ruffwell Inn, and continue for 1.2 miles towards Thorverton.

Go over the bridge and past the cricket ground (on your left) and over a small bridge into the village of Thorverton. Barton Meadows will be on your right hand side, denoted by the development sign board.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the Selling Agents has any authority to make or give any representation or warranties, whether in relation to any property or these particulars. If these are required, you should include their terms in any contract between you and Westhaven Homes. Computer Generated Images (CGi's) are intended only for illustrative purposes and are subject to interpretation. Actual finishes, details and any landscaping will vary from plot to plot. Please refer to the working plans on site. Floor plans and Site plans are for identification purposes only and are not to scale. They do not form part of any contract for the sale of any property. All dimensions shown are approximate structural dimensions and are scaled from plans prior to construction. No allowance has been made for the thickness of plasterboard or skirting's. Dimensions may vary during the course of construction and purchasers should verify dimensions on site. They should not be relied upon to determine space for furniture, appliances or for fitting carpets. Kitchen and bathroom layouts may be subject to reorientation and are given as a guide. Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact our marketing agents and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold or withdrawn. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, su



For further information please contact Jackson-Stops 01392 214222 or email southwestnewhomes@jackson-stops.co.uk

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